

Approved \_\_\_\_\_ Mayor

Veto \_\_\_\_\_

Override \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

ORDINANCE RELATING TO ZONING AND  
OTHER LAND DEVELOPMENT REGULATIONS;  
PROVIDING FOR THE PERRINE COMMUNITY  
URBAN CENTER ZONING DISTRICT; CREATING  
SECTIONS 33-284.99.5 THROUGH 33-284.99.11 OF  
THE CODE OF MIAMI-DADE COUNTY (CODE);  
PROVIDING SEVERABILITY, INCLUSION IN THE  
CODE AND AN EFFECTIVE DATE

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS  
OF MIAMI-DADE COUNTY, FLORIDA:**

**Section 1.** Section 33-284.99.5 of the Code of Miami-Dade County, Florida is hereby  
created as follows:<sup>1</sup>

**>> ARTICLE XXXIII (N)**

**PERRINE COMMUNITY URBAN CENTER DISTRICT (PECUCD)**

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<sup>1</sup> Words stricken through and/or [[double bracketed]] shall be deleted. Words  
underscored and/or >>double arrowed<< constitute the amendment proposed.  
Remaining provisions are now in effect and remain unchanged.

**Sec. 33-284.99.5 Purpose, intent and applicability.**

1. The regulations contained in this chapter and Chapter 18A, Landscape Code, Code of Miami-Dade County, Florida, shall apply to this article, except as otherwise added to or modified herein.

2. The Illustrative Master Plan (Figure 1), illustrates the citizens' vision and may be used to interpret this article. Where there is conflict between the Illustrative Master Plan and the text of this article, the text shall govern.

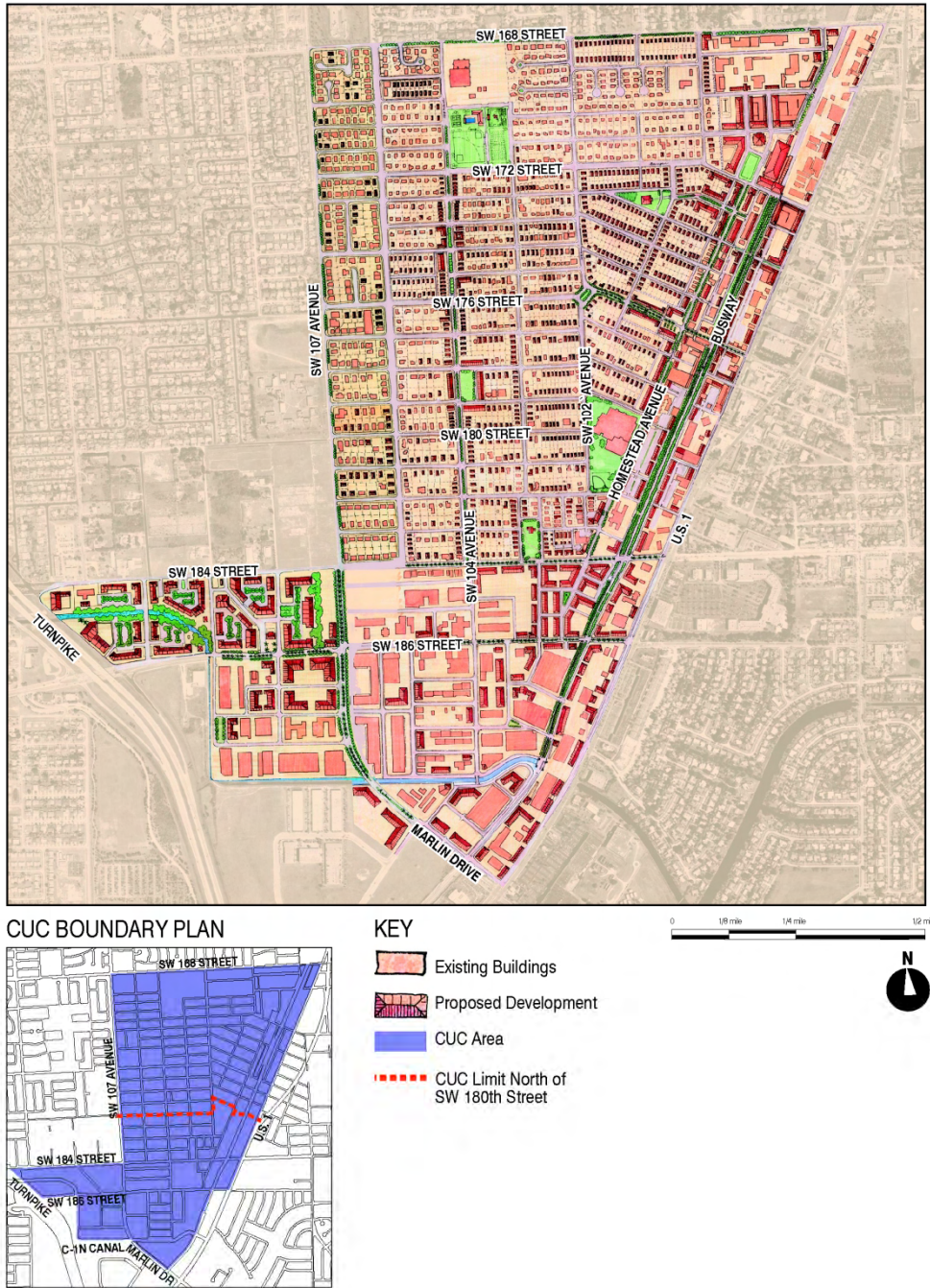
3. The boundaries below shall constitute the Perrine CUC Boundary and are generally described as follows: from the intersection of the centerline of the southbound U. S Highway 1 (US 1) and SW 168 Street, then west along the centerline of SW 168 Street to the centerline of SW 107 Avenue, then south along the centerline of SW 107 Avenue to the centerline of SW 184 Street, then west along the centerline of SW 184 Street to the east side of the Homestead Extension of the Florida Turnpike – State Road 821 (HEFT), then south and east along the east side of the HEFT to the centerline of SW 186 Street, Quail Roost Drive, then east along the centerline of SW 186 Street to the east side of the C-1N canal, then south and east along the east and north side of the C-1N canal to the centerline of Marlin Drive, the southeasterly along the centerline of Marlin Drive to the centerline of the South Miami-Dade Busway, then north along the centerline of the South Miami-Dade Busway to SW 186 Street, then east along the centerline of SW 186 Street the the centerline of US 1, then north along the centerline of US 1 to SW 183 Street, then north along the centerline of the southbound US 1 to the point of beginning.

Full scale maps of the Illustrative Master Plan presented in Figure 1, as well as all the Regulating Plans and Street Development Parameters figures in this article, are on file with the Miami-Dade Department of Planning and Zoning.

4. No provision in this article shall be applicable to any property except lands lying within the boundaries of the Perrine Community Urban Center District as described herein. No property lying within the boundaries of the Perrine Community Urban Center shall be entitled to the uses or subject to the regulations provided in this article until an application for a district boundary change to the Perrine Community

Urban Center District has been heard and approved in accordance with the provisions  
of \_\_\_\_\_ this \_\_\_\_\_ chapter.

Figure 1: Illustrative Master Plan



**Section 2.** Section 33-284.99.6 of the Code of Miami-Dade County, Florida is hereby created as follows:

**Sec. 33-284.99.6. Perrine Community Urban Center (PECUC) District Requirements**

Except as provided herein, all developments within the PECUCD shall comply with the requirements provided in Article XXXIII(K), Urban Center District Regulations, of this code.

**Section 3.** Section 33-284.99.7 of the Code of Miami-Dade County, Florida is hereby created as follows:

**Sec. 33-284.99.7. PECUCD Regulating Plans**

The Regulating Plans consist of the following controlling plans as defined and graphically depicted in this section.

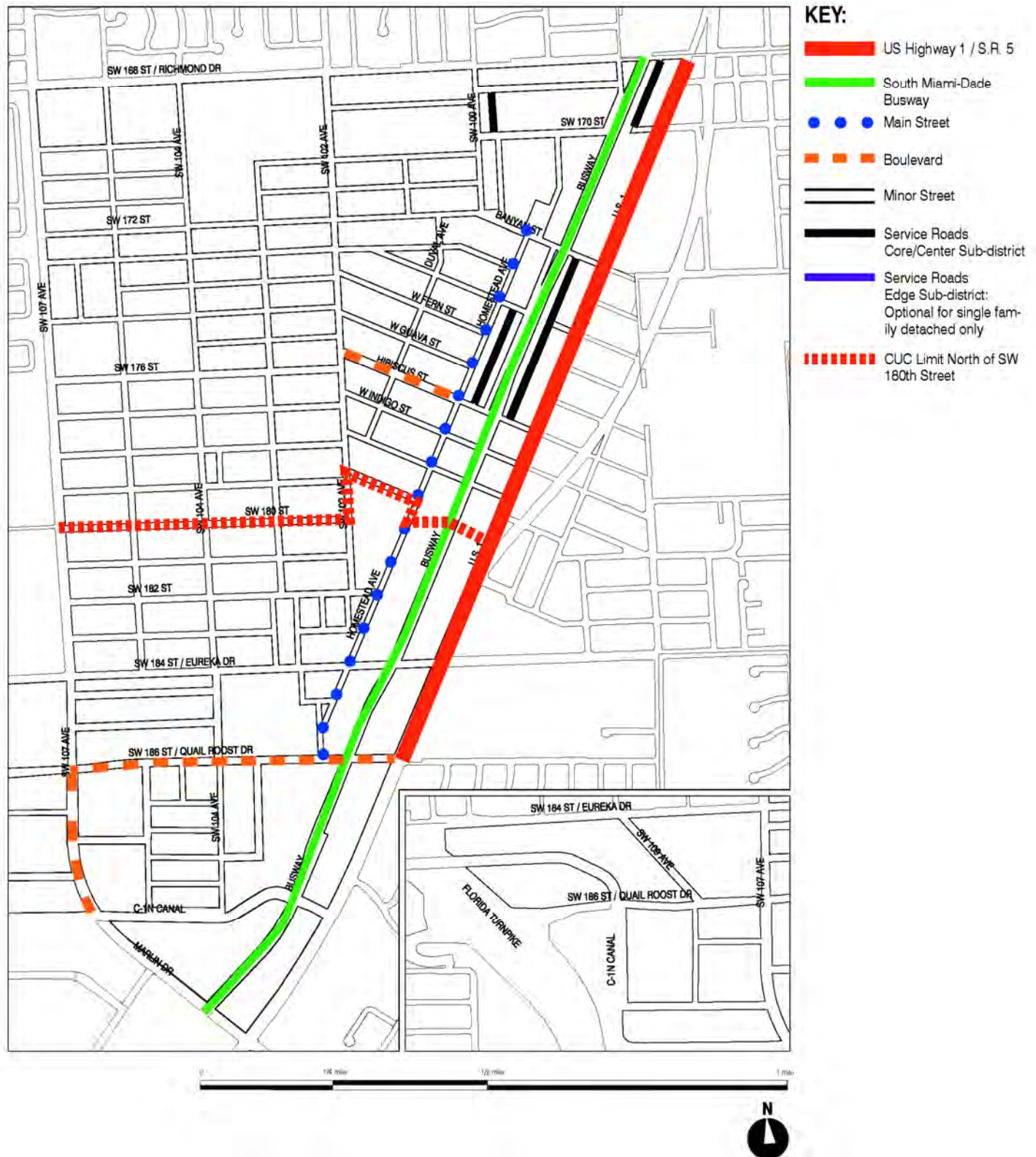
- The Street Types Plan establishes a hierarchy of street types in existing and future locations that shall be provided and shown in all development plans. The five (5) Street Types and the hierarchy of streets (from most important to least important in accommodating all types of activity) are U.S. 1, Main Street, Boulevard, Minor Street, and Service Road.
- The Sub-districts Plan delineates three (3) Sub-districts: the Core, Center and Edge. These Sub-districts regulate the allowable intensity of development in accordance with the Comprehensive Development Master Plan and this article.
- The Land Use Plan delineates the areas where specified land uses and development of various types and intensities shall be permitted.
- The Building Heights Plan establishes the minimum and maximum allowable number of floors.
- The Designated Open Space Plan designates open spaces, which shall be shown in all development plans. The designated open spaces shall be controlled by anchor points.
- The New Streets Plan shows the location and the number of new streets needed to create the prescribed network of streets within each Urban Center District. All new A streets shall be required in the same general location as

shown on the New Streets Plan. All B streets shall be located as provided in section 33-284.86(F) of this code.

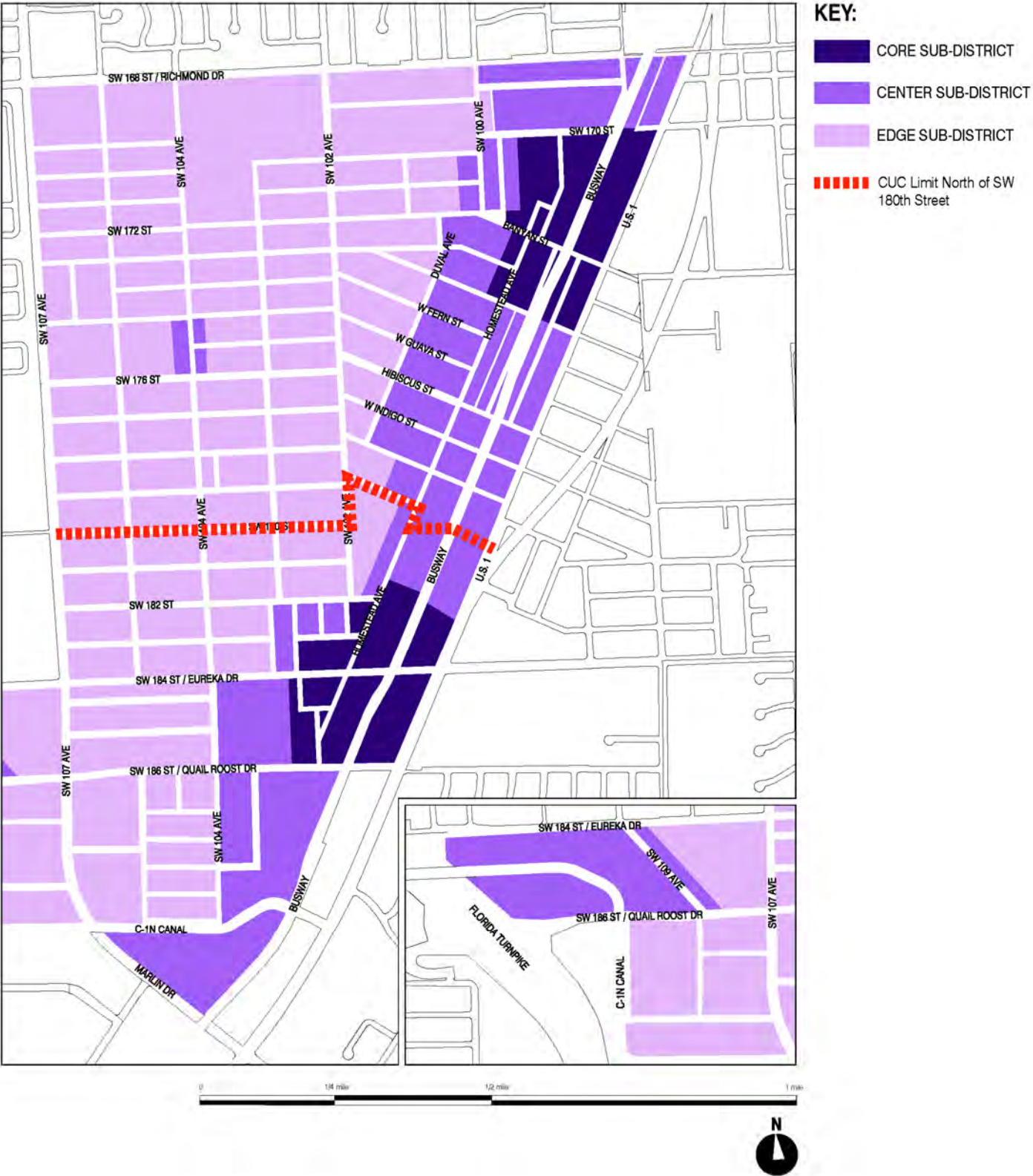
- The Bike Route Plan depicts the designated bike routes, including the bike facility requirements if any, which shall be shown in all development plans.



I. Street Types Plan

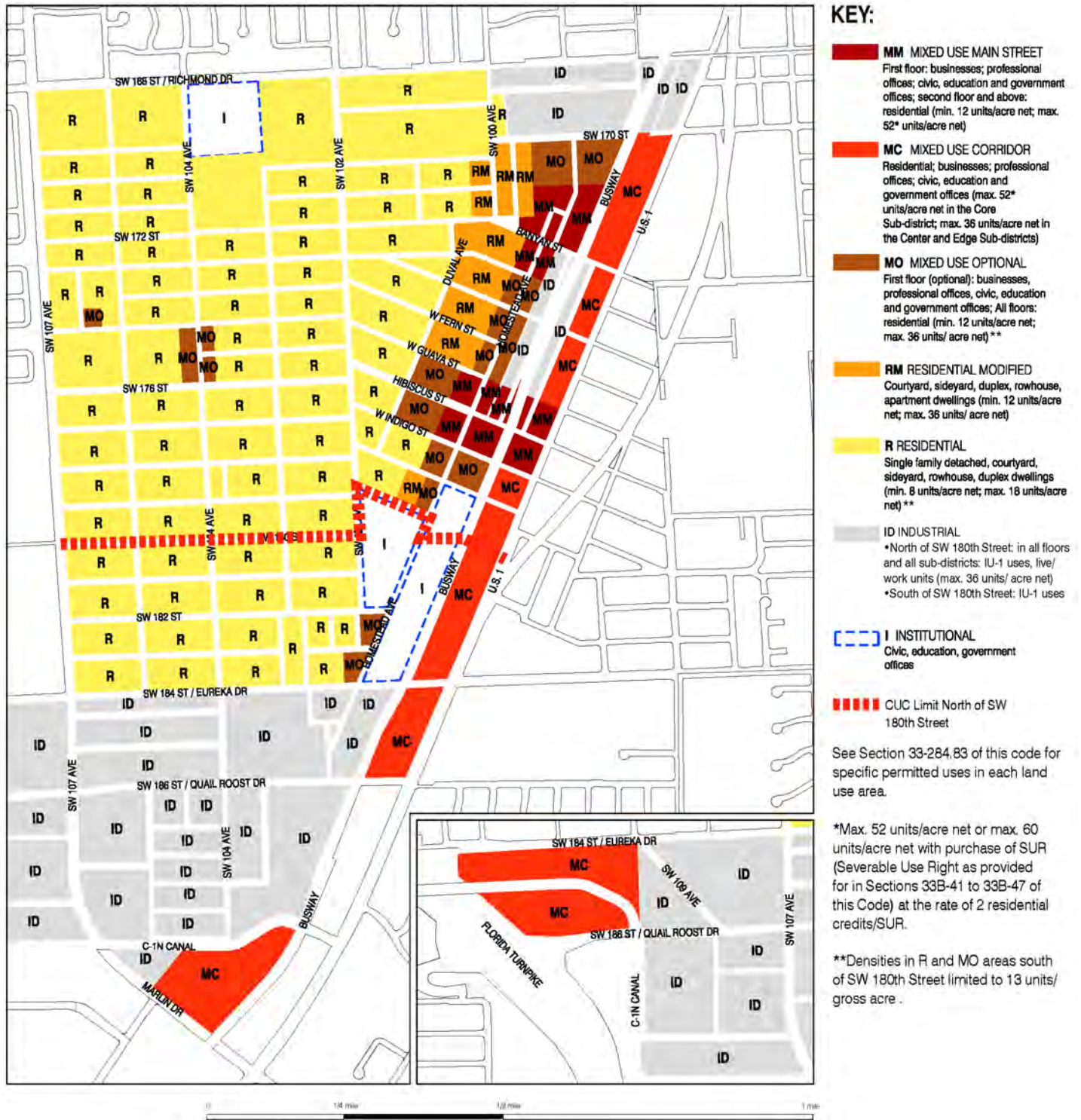


II. Sub-Districts Plan





**KEY:**

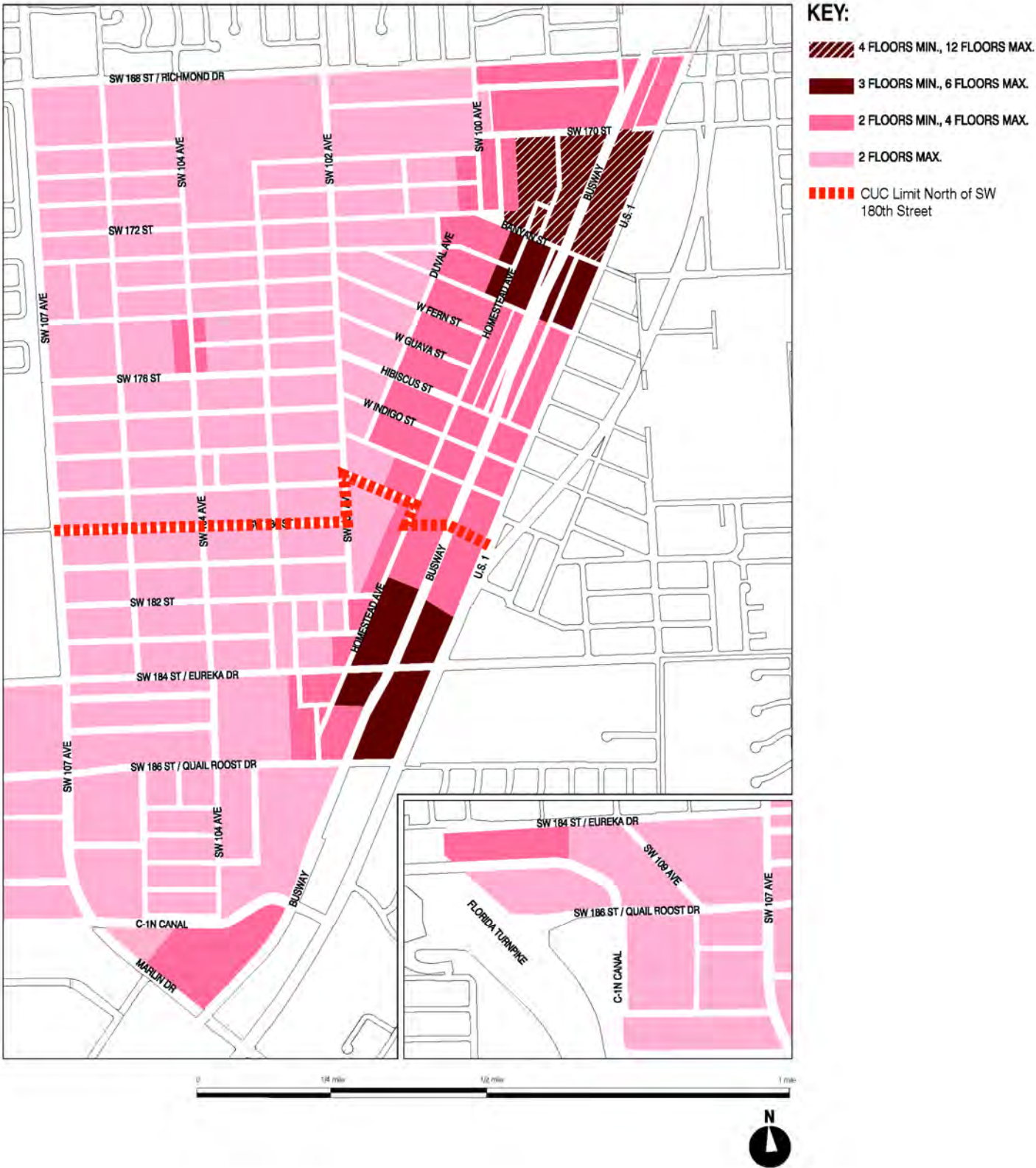


See Section 33-284.83 of this code for specific permitted uses in each land use area.

\*Max. 52 units/acre net or max. 60 units/acre net with purchase of SUR (Severable Use Right as provided for in Sections 33B-41 to 33B-47 of this Code) at the rate of 2 residential credits/SUR.

\*\*Densities in R and MO areas south of SW 180th Street limited to 13 units/gross acre.

Building Heights Plan





Designated Open Space Plan



**KEY:**

- PROPOSED BLOCKS
- DESIGNATED OPEN SPACE
- EXISTING OPEN SPACE
- MIAMI-DADE PARKS PROPERTY
- EXISTING WATER BODIES
- ← STREET VISTA
- ANCHOR POINT
- CUC Limit North of SW 180th Street

Open space, where an anchor point is shown, shall provide the general square footage shown in this Designated Open Space Plan.

Open space, where an anchor point is not shown, shall be developed according to the Street Type Development Parameters.

G Green, S Square, P Plaza

No	Type	Area
1	S	19,500 SF
2	G	45,000 SF
3	G	50,000 SF
4	P	5,500 SF
5	G	7,500 SF



Note: New street allocations are based on the charrette illustrative plan and are approximate.





**SOUTH DADE  
GREENWAYS  
NETWORK**

Dedicated bike lanes shall be provided as shown in the Street Development Parameters.

Signage designating the above shown streets/corridors as bike routes shall be provided where appropriate.

CUC Limit North of  
SW 180th Street





**Section 4.** Section 33-284.99.8 of the Code of Miami-Dade County, Florida is hereby created as follows:

**Sec. 33-284.99.8. Building Placement and Street Type Development**

**Parameters**

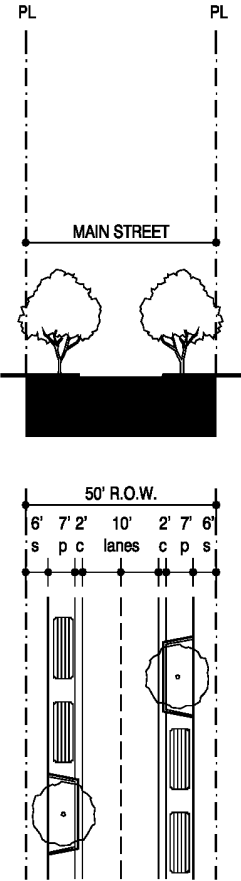
All new development and redevelopment within the PECUCD shall comply with the building placement diagrams shown on Sec. 33-284.85 of this code. All new development and redevelopment within the PECUCD shall comply with the street types parameters as provided herein:

<u>Street type</u>	<u>Minimum Required Configuration</u>	
	<u>Core/Center</u>	<u>Edge</u>
<u>U.S. 1</u>	<u>As provided in this section</u>	
<u>Main Street</u>	<u>As provided in this section</u>	
<u>Boulevard</u>	<u>Street type 1, parking both sides</u>	<u>Street type 1 or 2</u>
<u>Minor Street</u>	<u>Street type 4, parking one side</u>	<u>Street type 4 or 5</u>
<u>Service Road</u>	<u>As provided in section 33-284.85</u>	
<u>Pedestrian Passage</u>	<u>As provided in section 33-284.85</u>	

Unless otherwise provided by the Building Placement parameters in Sec. 33-284.85 of this code, required front and side street setbacks within the PECUCD shall be as follows:

<u>Frontage Table</u>			
<u>Street type</u>	<u>Required Setback</u>		
	<u>Core</u>	<u>Center</u>	<u>Edge</u>
<u>U.S. 1</u>	<u>6 feet</u>	<u>6 feet</u>	<u>10 feet</u>
<u>Main Street</u>	<u>10 feet</u>	<u>10 feet</u>	<u>10 feet</u>
<u>Boulevard</u>	<u>0 feet</u>	<u>6 feet</u>	<u>10 feet</u>
<u>Minor Street</u>	<u>10 feet</u>	<u>6 feet</u>	<u>10 feet</u>
<u>Service Road</u>	<u>0 feet</u>	<u>0 feet</u>	<u>0 feet</u>
<u>Pedestrian Passage</u>	<u>0 feet</u>	<u>0 feet</u>	<u>10 or 15 feet</u>

	<div>U.S. 1/S.R. 5</div> <div>CORE/CENTER</div>
<div>STREET SECTION</div> <div><div>Key:</div><div>s: sidewalk</div><div>g: green</div><div>c: curb and gutter</div><div>ln: lane</div><div>med: median</div><div>p: parking</div><div>bl: bike lane</div><div>col: colonnade</div><div>PL: property line</div><div>Min: Minimum</div><div>Max: Maximum</div><div>Req: Required</div><div>Ded: Dedication</div><div><div>-----</div> Property Line</div></div>	<div><div>PL</div><div>U.S. 1 SOUTHBOUND</div><div>URBAN CENTER BOUNDARY</div><div><div>R.O.W. Varies</div><div>6' 5' 2' 12' 2'</div><div>s g c lanes c</div><div></div></div></div>
<div>LANDSCAPE/ OPEN SPACE</div>	<div>Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in 5' x 5' tree grates. Permanent irrigation is required. In the Center sub-district, tree grates are optional and street trees shall be planted in a 5' continuous landscape strip.</div>
<div>PARKING</div>	<div>On-street parking shall count towards the minimum required parking.</div>
<div>OTHER ELEMENTS</div>	<div>On all Boulevard intersections, the median shall have a mountable curb.</div>

HOMESTEAD AVENUE/MAIN STREET	
CORE/CENTER	
<div>STREET SECTION</div> <div><p>Key:</p><p>s: sidewalk g: green c: curb and gutter ln: lane med: median p: parking bl: bike lane col: colonnade PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication</p><p>--- Property Line</p></div>	<div></div>
<div>LANDSCAPE/ OPEN SPACE</div>	<p>Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in 5' x 5' tree grates or in planters in the parking lanes as shown above. Permanent irrigation is required.</p>
<div>PARKING</div>	<p>On-street parking shall count towards the minimum required parking.</p>
<div>OTHER ELEMENTS</div>	<p>On all Boulevard intersections, the median shall have a mountable curb.</p> <p>If additional travel lanes are provided the outer lanes shall be a maximum of 11' wide and the inner lanes shall be a maximum of 10' wide. Additional travel lanes shall only be added provided that all the street parameters are maintained, at a minimum, as depicted above.</p>

**Section 5.** Section 33-284.99.9 of the Code of Miami-Dade County, Florida is hereby created as follows:

**Section 33-284.99.9. General Requirements.**

A. Lots and blocks.

In addition to the minimum lot requirements in section 33-284.86(A), the following shall be permitted in R designated areas south of SW 170th Street:

<b><u>Minimum Lot Requirements</u></b>			
		<b><u>Size (Square Feet)</u></b>	<b><u>Frontage (Feet)</u></b>
<u>3.</u>	<u>Single-family detached</u>	<u>3,750</u>	<u>37.5</u>

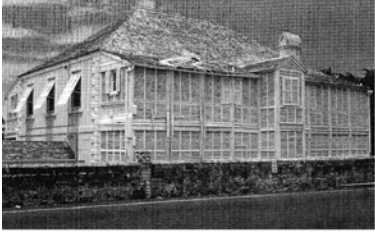
B. Architectural Guidelines.

In order to retain the character of the of the initial development of Perrine and to recognize the heritage of the early and current residents of the area architectural elements typical of the Caribbean and the Southern United States as provided in this section are required.

1. Architectural elements.

New development within the Perrine Community Urban Center District shall, to the greatest extent practicable, utilize the following architectural elements:

- a. Projecting, roofed balconies
- b. Continuous, wraparound verandahs
- c. Vertically proportioned door and window openings
- d. Hip roofs, finished with wood-shingles, flat concrete tile, or metal standing seam
- e. Wood and masonry construction
- f. Shading devices such as Bahama shutters, louvers, latticework, and projecting roof eaves



Porch shaded with louvers



Masonry construction, Bahama shutters



Projecting, roofed balcony



Wraparound verandah, latticework



Masonry and wood construction, louvers



Stacked porches, louvers



## 2. Requirements.



<u>Sub-districts/ Land Use areas</u>	<u>Required elements</u>	
<u>All</u>	<u>Vertically proportioned door and window openings, exterior walls finished with smooth stucco or wood siding.</u>	
<u>Center and Edge Sub-districts, in all land use areas except ID</u>	<u>Two or more elements required on the building elevation facing the front property line</u>	<u>Projecting balconies on the second story or above visibly supported by brackets or corbels, minimum of 4 ft. deep, extending across a minimum of 35% of the elevation, roofed balconies may not be enclosed except by louvers, shutters, or screening.</u> <u>Recessed verandahs on any story, minimum of 8 ft. deep extending across a minimum of 50% of the elevation, verandahs may not be enclosed except by louvers, shutters, or screening.</u> <u>Projecting porch on the ground story, minimum of 8 ft. deep extending across a minimum of 50% of the elevation, porches may not be enclosed except by louvers, shutters, or screening.</u> <u>For sloped roofs not concealed by a parapet, roof eaves with rafter ends exposed.</u>
<u>Core and Center</u>	<u>Where arched openings are provided, such openings shall be round-headed or three-centered and shall spring from columns or piers; such openings shall not appear to be punched through the wall.</u>	

### 3. Prohibited elements.

Arched, circular, and double-height openings are not permitted in R and RM land use areas.

**Section 6.** Sec. 33-284.99.10 of the Code of Miami-Dade County, Florida, is hereby created as follows:

### **Sec. 33-284.99.10. Conflicts with other Chapters and Regulations.**

This article shall govern in the event of conflicts between this article and other zoning, subdivision, or landscape regulations of this code.

**Section 7.** Sec. 33-284.99.11 of the Code of Miami-Dade County, Florida, is hereby created as follows:

**Section 33-284.99.11. Non-conforming Structures, Uses, and Occupancies.**

Nothing contained in this article shall be deemed or construed to prohibit a continuation of a legal nonconforming structure, use, and occupancy in the PECUC District that either (1) was existing as of the effective date of this ordinance (\_\_\_\_\_, 2005) or (2) on or before said date, had received final site plan approval through a public hearing pursuant to this chapter or through administrative site plan review. However, any structure, use or occupancy in the PECUC District that is discontinued for a period of at least six months, or has a valid building permit, or is superseded by a lawful structure, use or occupancy permitted under this chapter, or that incurs damage to the roof or structure to an extent of 50 percent or more of its market value, shall be subject to section 33-35(c) of this code.<<

**Section 8.** If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

**Section 9.** It is the intention of this Board of County Commissioners, and is hereby ordained that the provisions of this ordinance shall become and made part of the Code of Miami-Dade County, Florida. The section of this ordinance may be renumbered or relettered to accomplish such intention, and the word “ordinance” may be changed to “section”, “article” or other appropriate word.

**Section 10.** This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

Approved by County Attorney as  
to form and legal sufficiency:

\_\_\_\_\_

**DRAFT**

Agenda Item \_\_\_\_\_  
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Prepared by: \_\_\_\_\_